

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, MAY 14, 2024, 1:30 P.M.

PUBLIC HEARING

CITY HALL, 1300 PERDIDO STREET

CITY COUNCIL CHAMBER (CITY HALL - 1E07)

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on May 14, 2024 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Ordinance of the City of New Orleans, the disposition and acquisition of City property, and subdivision applications.

Materials for these items may be viewed via <https://onestopapp.nola.gov/>

The public comment deadline is 5 pm on the Monday that is 8 days before the meeting date.

Zoning Docket 038/24

Applicant(s): City Council Motion No. M-24-91

Request: Amendment to Article 26, Section 26.6 of the Comprehensive Zoning Ordinance to read as follows (additions to the current text of CZO are underlined; deletions are shown as strikethroughs) and to amend the use standards for “wine shop” in Article 20, Section 20.3.PPP accordingly.

Wine Shop. An establishment whose principal business is the sale of wine ~~made from grapes,~~ and where the sales of wine ~~made from grapes~~ (for on or off-premises consumption) occupies ~~produces~~ seventy-five (75) percent or more of the gross floor area revenue for said establishment, ~~where only wine made from grapes and/or food products are sold or served for consumption on or off-premises, where fifty (50) percent or more of the publicly accessible gross floor area is used to display wines for retail sale.~~ Wine shops may sell food, beer, liquor, and other alcoholic beverages aside from wine, but the onsite consumption of beer, wine and liquor shall not occupy more than twenty-five (25) percent of the gross floor public area of the establishment. ~~but where neither live entertainment nor gambling are provided, where package liquor products are not advertised outside nor off the premises in any place visible from the exterior of the premises, and where smoking is prohibited in all indoor areas.~~ Alcohol products shall not be advertised in any place visible from the exterior of the premises.

Zoning Docket 039/24

Applicant: Owen Riley Investments, LLC

Request: Conditional use to permit a bar in an HU-MU Historic Urban Neighborhood Mixed-Use District and an AC-1 Arts and Culture Overlay District

Property description: Square 344, Lot 20-A or 20, in the Second Municipal District, bounded by North Broad Street, Barracks Street, North Dorgenois Street, and Governor Nicholls Street

Municipal address(es): 1234-1236 North Broad Street

Zoning Docket 040/24

Applicant: 1901 Sophie, LLC

Request: Conditional use to permit alcoholic beverage sales in an existing standard restaurant in an HU-B1 Historic Urban Neighborhood Business District

Property description: Square 143, Lots 21 and 22, in the Fourth Municipal District, bounded by Sophie Wright Place, Saint Mary Street, Camp Street, Saint Andrew Street

Municipal address(es): 1901-1907 Sophie Wright Place and 1130 Saint Mary Street

Zoning Docket 041/24

Applicant: Early Start Child Care and Development Academy, LLC

Request: Conditional use to permit a child care center (large) in an S-RS Single-Family Residential District

Property description: Square F, Lot 25A, Lake Forest, in the Third Municipal District, bounded by Read Boulevard, Andover Drive, Rockton Circle East, and Weaver Road

Municipal address(es): 7100 Read Boulevard

Zoning Docket 042/24

Applicant: VRE 3535 Magazine, LLC

Request: Conditional use to permit commercial use (retail/office) over 10,000 square feet in floor area in an HU-B1 Historic Urban Neighborhood Business District

Property description: Square 220, Lot 8-A, in the Sixth Municipal District, bounded by Magazine Street, Foucher Street, Aline Street, and Camp Street

Municipal address(es): 3535 Magazine Street and 1111 Foucher Street

Zoning Docket 043/24

Applicant: Exponent Development Group, LLC

Request: Conditional use to permit commercial use (hotel) over 10,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 290, Lots A, 18, 20, and 21, in the Fourth Municipal District, bounded by Oretha Castle Haley Boulevard, Josephine Street, Danneel Street, and Jackson Avenue

Municipal address(es): 2101-2117 Oretha Castle Haley Boulevard

Zoning Docket 044/24

Applicant: ALFRA 949 Harrison, LLC

Request: Conditional use to permit a standard restaurant over 5,000 square feet in floor area with the sale of alcoholic beverages in an S-LB1 Suburban Lake Area Neighborhood Business District and the rescission of Ordinance No. 24,737 MCS (Zoning Docket 110/11)

Property description: Square 237, Lots 23 through 26, in the Second Municipal District, bounded by Harrison Avenue, Argonne Boulevard, Bragg Street, and General Haig Street
Municipal address(es): 949 Harrison Avenue and 6301 Argonne Boulevard

The City Planning Commission, in accordance with Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hear proponents and opponents to the above proposed changes to the Comprehensive Zoning Law of the City of New Orleans. All interested parties are encouraged to attend and all relevant comments concerning the proposed changes are encouraged. The CPC has established public hearing rules within its Administrative Rules, Policies, & Procedures, which are available on the CPC website (www.nola.gov/cpc). You may also submit written comments to the Executive Director in advance by mail (1300 Perdido Street, 7th floor, New Orleans LA 70112) or email (CPCinfo@nola.gov). All written comments must be received by 5 p.m. on the Monday eight days prior to the hearing date.

April 24, May 1, and May 8, 2024

Robert Rivers, Executive Director